

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 33

DATE **SEP 09 2009**

TO LEASE NO.
GS-11B-01482

ADDRESS OF PREMISES

1201 Eye St., NW
1201 Eye St., NW
Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between
whose address is: 1201 Eye Street, NW Associates, LLC
Piedmont Office Realty Trust, Inc
11695 Johns Creek Parkway
Suite 350
Johns Creek, GA 30097

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
lease is hereby amended effective July 16, 2009 as follows:

This SLA is issued to reflect the activation of the base annual rent increase for years eight through ten of the lease as stated in the SF2.

Present Base Annual Rent	\$8,785,920.00
Rent Increase (per SF2)	\$576,000.00
New Base Annual Rent	\$9,361,920.00
Current Annual Rent (including CPIs 2003 - 2008)	\$9,088,782.83
Rent Increase (per SF2)	\$576,000.00
New Annual Rent	\$9,664,782.83

Effective July 16, 2009 , the annual rent is increased by \$576,000.00
The new annual rent is \$9,664,782.83 payable at the rate of \$805,398.57 per month.
The rent check shall be made payable to:

1201 Eye Street, NW Associates, LLC
Piedmont Office Realty Trust, Inc
11695 Johns Creek Parkway
Suite 350
Johns Creek, GA 30097

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR 1201 Eye Street, NW Associates, LLC

BY

(Signature)

(TITLE)

IN THE PRESENCE OF (WITNESSED BY:)

(Signature)

(Address)

UNITED STATES OF AMERICA

Contracting Officer
GSA, NCR, PBS, POTOMAC
(Official Title)

BY

(SIGNATURE)